

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF U. S. DEPARTMENT OF AGRICULTURE
DISPOSITION PARCEL P-7C
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the United States Department of Agriculture has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-7C in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States Department of Agriculture be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-7C in the South Cove Urban Renewal Area subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-7C by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

LOCATION PLAN PROPOSED NUTRITION CENTER



MEMORANDUM

FEBRUARY 2, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92
DISPOSITION PARCEL P-7C
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel P-7C, containing approximately 13,000 square feet of land, is located at the corner of Stuart and Washington Streets in the South Cove Urban Renewal Area.

The Science and Education Administration of the Department of Agriculture and Tufts University have jointly programmed a Nutrition Center which will be a major new national resource for the study of human nutrition, housing a multi-disciplinary research team. The Center will contain approximately 200,000 square feet, housed on 10 floors, at an estimated cost of \$20,000,000.

A further 3,000 square feet of land to the south of Parcel P-7C will be conveyed by the New England Medical Center to the U. S. Department of Agriculture to complete the land assembly necessary for the Nutrition Center site.

The location of the Nutrition Center on this site will greatly assist in the Authority's efforts to revitalize Stuart Street and is entirely consistent with the overall planning of the immediate locality.

Design controls have been established in cooperation with the Authority Urban Design staff, the Department of Agriculture architectural staff and the Metropolitan Center (proposed expansion of Music Hall project). The controls, which are a condition of this tentative designation are:

- 1) The inclusion of a service road easement, 14 foot clear width by 14 foot clear height along the entire length of the western boundary of Parcel P-7C; no alternative easement will be permitted;
- 2) Glass frontage along the entire length of Stuart Street (exclusive of service road) with public exhibition, lounge or similar public spaces behind.
- 3) Masonry faced facades (exclusive of windows).

The Department of Agriculture will request Congress to appropriate this money for construction this year. In order to do this, they will have to be designated Developer and submit schematic architectural plans before the end of February, 1978.

It is recommended that the Authority adopt the attached resolution tentatively designating the United States Department of Agriculture as Redeveloper of Disposition Parcel P-7C in the South Cove Urban Renewal Area.

ATTACHMENT